Davidson County DEEDWARR
Recvd: 05/30/06 11:00 2 pgs
Fees:13.00 Taxes:666.00
20060530-0062949

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006050025

STATE OF TENNESSEE
COUNTY OF Williamson

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

The actual consideration or value, whichever is greater, is $180,000.00

Sworn to and subscribed before me this 25th day of May, 2006.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joseph James 1606 Ordway Place Nashville, TN 37206	SAME	83-10-131.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Keith Andy Hawes**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph James and wife, Linda K. James**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 270 and 271 on the Plan of McEwen Place of record in Book 332, page 133, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith Andy Hawes, unmarried by deed from Elizabeth Cooper and Curtis L. Cooper of record in Instrument 200210220129640, said Register's Office.

This conveyance is made subject to:

All matters shown on the Plan of record in Book 332, page 133, said Register's Office.

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **1606 Ordway Place, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of May, 2006

5/25/06

Keith Andy Hawes

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Keith Andy Hawes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2006.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007